

MARINER'S POINTE

ARCHITECTURAL & LANDSCAPE REVIEW
SUBSTANTIAL CONFORMANCE REVIEW

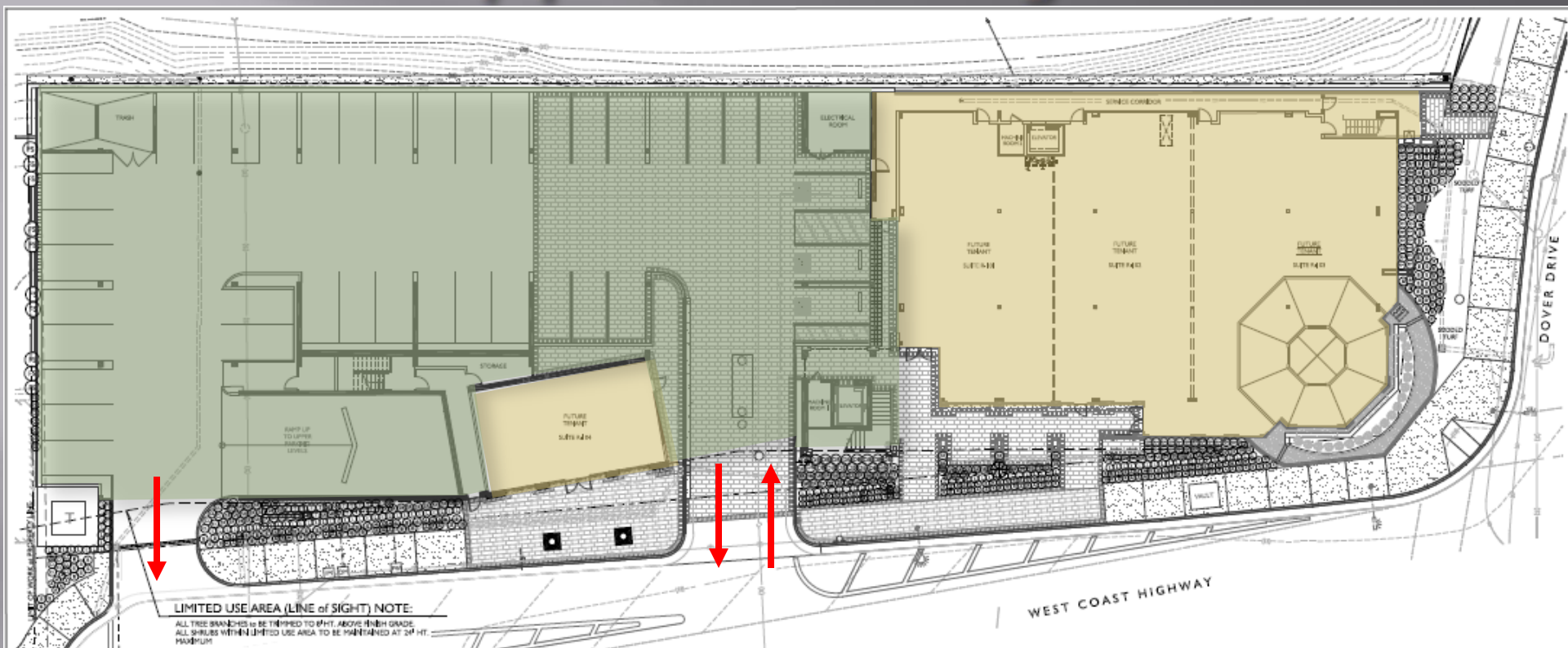
June 7, 2012

Planning Commission Meeting





Approved Project



- ▣ Two-story 19,905 sf commercial building and three-level structure
- ▣ 9,557 sf restaurants, 8,651 sf retail & 1,697 sf medical
- ▣ City Council Approved on August 9, 2011

Conditions of Approval

- ▣ Condition No. 4- PC review of final building elevations and roof plan to ensure that high level of architectural detail and treatments illustrated on conceptual plan are implemented.
- ▣ Condition No. 20- PC review of final landscape and irrigation plan to ensure landscape improvements illustrated on conceptual plan are implemented.
- ▣ Any substantial changes shall require PC approval.

Perspective



Conceptual Design



Final Design

South Elevation



Conceptual Design



Final Design

South Elevation Changes



West and East Elevations

37'

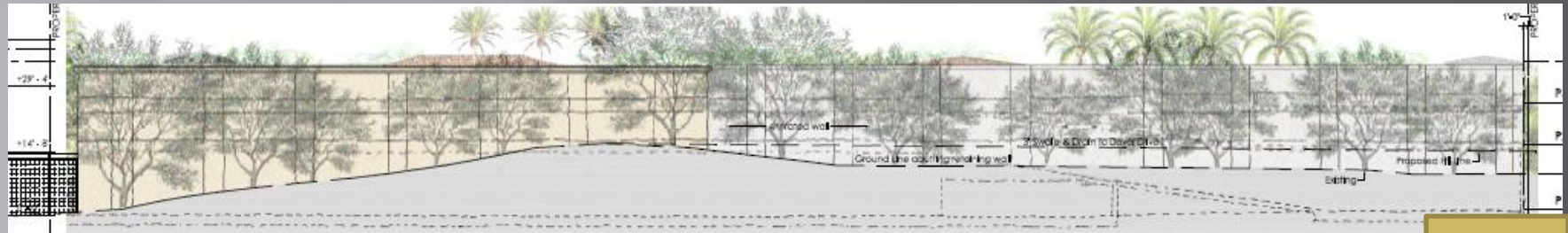


40'

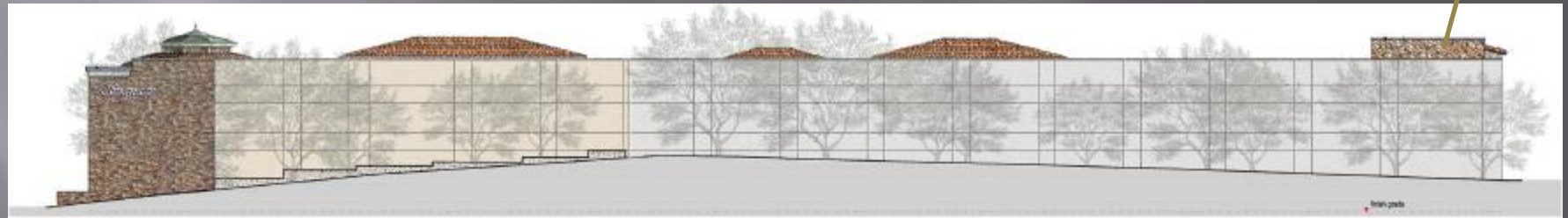
38'3"



North Elevation



Conceptual Design



Final Design

Roof Plan

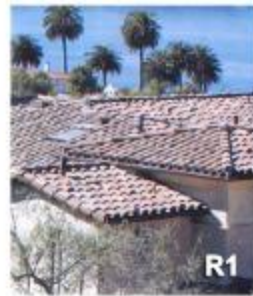


Conceptual Design



Final Design

Colors & Materials



East Elevation



EXTERIOR FINISH SCHEDULE

MATERIAL / ITEM

- A. EXTERIOR CEMENT PLASTER - OMEGA COLORTEK, SMOOTH-COAT FINISH
- B. EXTERIOR CEMENT PLASTER - OMEGA COLORTEK, LIGHT-DASH FINISH
- C. PAINTED CONCRETE
- D. STONE VENEER
- E. PRE-CAST CONCRETE - CAP, SURROUND, ETC. SEE DETAILS AS INDICATED.
- F. CLAY ROOF TILE - 2 PIECE MISSION CLAY TILES, BORAL ROOFING
- G. GFRP - MOLDING, PIER, ENTABLATURE, CORNICE, PANEL, BALUSTRADE, ETC. SEE SECTIONS & DETAILS.
- H. ALUMINUM STOREFRONT SYSTEM/WINDOW
- J. DECORATIVE METAL - SEE DETAILS AS INDICATED.
- K. DECORATIVE PERGOLA/TRELIS - SEE DETAILS AS INDICATED.
- L. DECORATIVE LIGHT FIXTURE
- M. DECORATIVE CONTROL JOINT - SEE DETAILS AS INDICATED.
- N. FABRIC AWNING - BY OTHERS; GG TO PROVIDE SUPPORTS.
- P. DOOR(S) PER SCHEDULE
- R. PRE-FINISHED METAL COPING/TRIM/FASCIA
- S. NOT USED
- T. WOOD - FRAMING, MOLDING, TRIM, FASCIA, ETC. SEE DETAILS AND SECTIONS.
- W. EPS MOLDING, TRIM WITH SMOOTH FINISH CEMENT PLASTER. SEE DETAILS AND SECTIONS.
- X. METAL LOUVER(S). SEE DETAILS AND SECTIONS.
- Y. GREEN GLASS (DOUBLE PANE) MYLAR IN-BETWEEN WITH METAL GRILL AND BACK LIGHT. SEE DETAILS.
- Z. TPO ROOFING PER SPECS AND PLAN. COLOR TAN

COLOR / FINISH

- P1 PLASTER COLOR: 55 PEARL GREY
- P2 PLASTER COLOR: 15 BIRCH WHITE
- P3 PLASTER COLOR: 432 MILKY QUARTZ
- P4 PAINT COLOR: VISTA PAINT CW 157
- P5 PAINT COLOR: VISTA PAINT CW 157
- P6 PAINT COLOR: VISTA PAINT CW 159
- P7 PAINT COLOR: VISTA PAINT CW 160
- P8 PAINT COLOR: VISTA PAINT 9555 TENDER TAN
- P9 PAINT COLOR: VISTA PAINT 9554 HERITAGE HILL
- P10 PAINT COLOR: VISTA PAINT 9552 SWISS CREAM
- P11 PAINT COLOR: VISTA PAINT 9555 DIG IT
- M1 ALUMINUM COLOR: ARCADIA STANDARD COLOR BRONZE
- M2 PPG CAP: UC156718XL DURANAR XL COPPER CANYON
- R1 BORAL ROOFING: CRRC ID#1906-0027 RUSTIC CARAMEL
- S1 ABBOTT INDUSTRIES: CANVAS, RED #4699
- S2 ABBOTT INDUSTRIES: CANVAS, GREEN #4671
- S3 ABBOTT INDUSTRIES: CANVAS, STRIPED #4669 (COORDINATING)
- X1 HARVEST ALTURA MIX - RANDOM SPLIT W/L 1-1/2" T (4-1/8")



South Elevation



West Elevation

Mariner's Pointe

West Coast Highway at Dover Newport Beach, CA
WINSTON'S JEWELERS c/o VBAS Properties, Inc.
18500 Beach Boulevard, Suite 220 Huntington Beach, CA 92648

STOUTENBOROUGH
Architects and Planners

420 Aliso Vista Way, Suite 100, Laguna Beach, CA 92653
P 949 753 3237 F 949 753 3236 www.stoutenborough.com

GROUND LEVEL PARKING

GARAGE

3' WIDE PLANTING AREA with COLUMNAR EVERGREENS at 8' o.c. MAINTAIN at 20' H. MATURITY SEE PLANT LEGEND by TYPE

EXIT

ENTRY

WEST COAST HIGHWAY

BACKFLOW PREVENTER SCREENED with PRIVET HEDGE

TRANSFORM SCREEN 3 SIDES

R-101

R-102

R-103

R-104

WEST COAST HIGHWAY LANDSCAPE AREA APPROX. 2,655 S.F. WIDTH VARIES, MIN. 6' W. / MAX. 20' W.

DOVER DRIVE

WATER FEATURE with "PAULETTS" and "KNOX" EDGE" FALLS APPROX. 280 S.F.

MATCHING HEIGHT KING PALMS at ±12' o.c.

REB. PAT. GLA. PAT.

5' W. DOV. APP.

